



**1 SMITHY ROW**

Hurst Green, Near Clitheroe

**Carter Jonas**



## 1 SMITHY ROW, HURST GREEN, BB7 9QA

Clitheroe – 6 miles

Whalley – 5 miles

Longridge – 6 miles

Sitting room · Study/snug · Breakfast kitchen  
Cloakroom/Laundry room · Boiler/store room · Landing  
3 bedrooms · House bathroom · South facing garden  
to the front · Courtyard and large store to the rear  
Appealing central village position

Hurst Green is a picturesque and sought after village in the Ribble Valley with stunning surrounding countryside on the doorstep as well as the prestigious Stonyhurst College and grounds within a short walk. The village is conveniently located for easy access to Clitheroe, Whalley and Longridge, all of which offer a good range of everyday facilities.

1 Smithy Row is an attractive semi detached property which provides well proportioned accommodation extending to 1,055 sqft (98 sqm) of living space. The accommodation is arranged over 2 floors and includes a sitting room, study/snug, breakfast kitchen, cloakroom/laundry room and a separate boiler/store room. On the first floor is a landing, 3 bedrooms and a house bathroom.

Outside, there is a south facing lawned garden to the front together with a courtyard to the rear. Within the rear courtyard is a large concrete sectional store – the property will be sold with a pedestrian right of way across the neighbouring properties drive and garden to facilitate access.

**AN ATTRACTIVE DOUBLE FRONTED SEMI DETACHED PROPERTY PROVIDING WELL PROPORTIONED 3 BEDROOM ACCOMMODATION, WITH A SOUTH FACING GARDEN TO THE FRONT AND A COURTYARD AND LARGE STORE TO THE REAR, OCCUPYING A LOVELY POSITION IN THE HEART OF THE VILLAGE BESIDE THE ENTRANCE TO THE STONYHURST COLLEGE'S GROUNDS.**





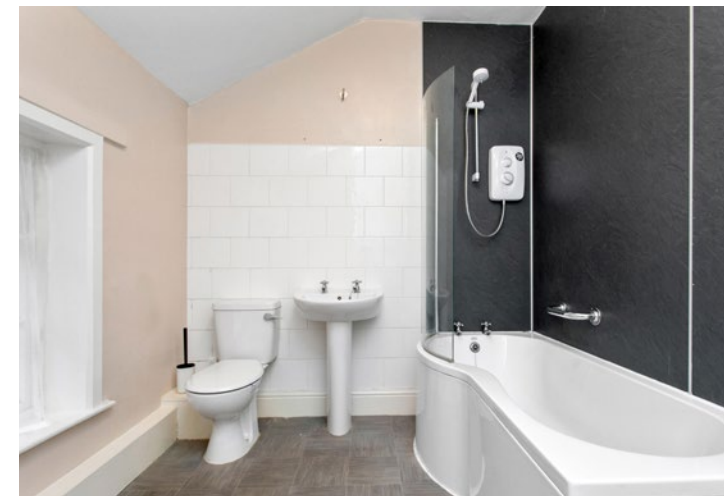
## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** We are advised that mains water, electricity and drainage are installed. Central heating is provided by means of an oil fired boiler.

**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - BB7 9QA:** On entering the village proceed to the centre and turn right into Avenue Road. Proceed to the top of Avenue Road and the property is immediately on the right, just before the entrance to Stonyhurst College.

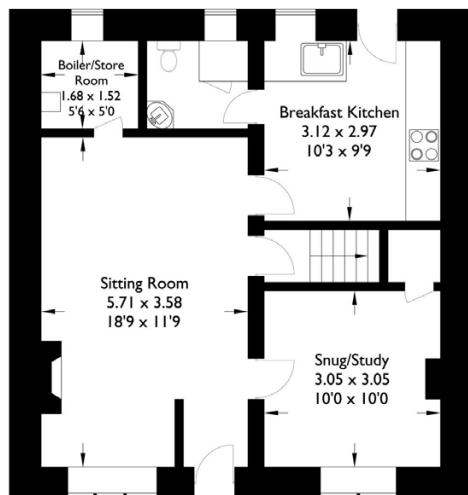
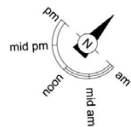


## I Smithy Row, Hurst Green

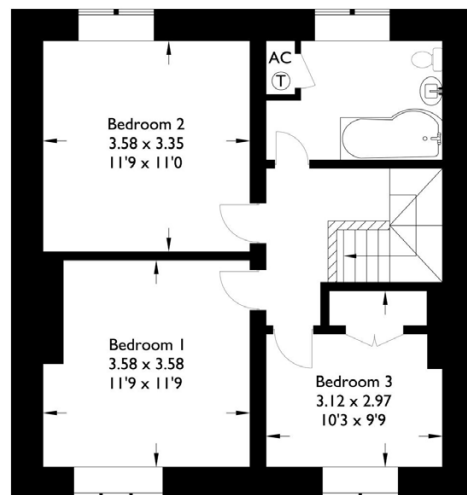
Approximate Gross Internal Area : 98.00 sq m / 1054.86 sq ft

Outbuilding : 11.88 sq m / 127.87 sq ft

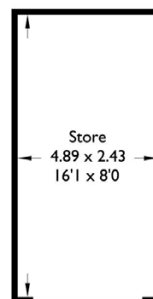
Total : 109.88 sq m / 1182.73 sq ft



Ground Floor



First Floor



Outbuilding

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

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### IMPORTANT INFORMATION

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		